

PETITION FOR ZONING RE-CLASSIFICATION  
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law

of Baltimore County, from an R.O. and D.R. 3.5 zone to an B.L. zone, for the reasons given in the attached statement; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property,

for N/A

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

N/A

LOT 2 JACOB W. WOLF'S SUBDIVISION

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Legal Owner(s):  
(Type or Print Name) Wanda K. Welsh, Gerald J. Lehman  
Signature Signature  
Address John D. Lauer, Sr., P.A. Lauer  
City and State  
Attorney for Petitioner: 19701 Gunpowder Road 239-3854  
(Type or Print Name) Address Phone No.  
Signature Millers, Maryland 21107  
City and State  
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
City and State Wanda K. Welsh  
Attorney's Telephone No.: 19701 Gunpowder Road  
Millers, Maryland 21107 239-3854  
Address Phone No.

PABC-Form 1

PETITION FOR ZONING RE-CLASSIFICATION  
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TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

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Address John D. Lauer, Sr., P.A. Lauer  
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Attorney for Petitioner: 19701 Gunpowder Road 239-3854  
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Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
City and State Wanda K. Welsh  
Attorney's Telephone No.: 19701 Gunpowder Road  
Millers, Maryland 21107 239-3854  
Address Phone No.

PABC-Form 1

WANDA K. WELSH, ET AL

PR-87-92  
Item #5, Cycle III, 1986

NE/S Westminster Turnpike, 136'  
from NW/S Wolf Street  
(Lot #2, Jacob W. Wolf's subdivision)

4th District  
0.45 acres

R.O. and D.R. 3.5 to B.L.

Feb. 18, 1986 Petition filed

Wanda K. Welsh, et al  
19701 Gunpowder Road  
Millers, MD 21107

Petitioners

James Earl Kraft  
Baltimore County Board of Education  
412 Algonquin Road (21204)  
740 YORK  
Phyllis Cole Friedman

People's Counsel

Norman E. Gerber  
James G. Howell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer



County Board of Appeals of Baltimore County

Room 200 Court House

Towson, Maryland 21204

(301) 494-3180

September 30, 1986

Wanda K. Welsh, et al  
19701 Gunpowder Road  
Millers, MD 21107

Re: Case No. R-87-92 and  
Case No. R-87-93  
Wanda K. Welsh, et al

Dear Ms. Welsh:

Enclosed herewith is a copy of the Order of Dismissal of petitions passed today by the County Board of Appeals in the above entitled cases.

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: James Earl Kraft  
Phyllis Cole Friedman  
Norman E. Gerber  
James G. Howell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer

PETITION FOR RECLASSIFICATION

CASE NO. R-87-92

LOCATION: Northeast Side of Westminster Turnpike, 136 feet from the Northwest Side of Wolf Street

PUBLIC HEARING: Tuesday, September 23, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

To reclassify the property from an R.O. and D.R. 3.5 Zone to a B.L. Zone

All that parcel of land in the 4th Election District of Baltimore County Being known and designated as Lot 2 of "Jacob W. Wolf's Subdivision," recorded among the Land Records of Baltimore County Maryland in Liber W.P.C.

338 folio 556 and described as follows:

Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 136.00 feet from the northwest side of Wolf Street and running thence for the outlines of Lot 2.

- 1.) N 49° 42' 00" W 68.0 feet, thence
- 2.) N 47° 42' 00" E 24.0 feet, thence
- 3.) S 41° 02' 00" E 67.5 feet, thence
- 4.) S 47° 43' 00" W 255.5 feet, thence to the place of beginning

Containing 0.45 Acres of land more or less.

Being part of that land which was conveyed by Mattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.G. 4605 folio 082 etc.

Being the property of Wanda K. Welsh, et al as shown on the plat plan filed with the Zoning Department.

BY ORDER OF  
WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS  
BALTIMORE COUNTY

- 2 -

IN THE MATTER OF THE APPLICATION OF WANDA K. WELSH, ET AL FOR RECLASSIFICATION FROM R.O. & D.R. 3.5 TO B.L. NE/S WESTMINSTER TURNPIKE, 136' FROM NW/S WOLF STREET (Lot #2) 4th DISTRICT and IN THE MATTER OF THE APPLICATION OF WANDA K. WELSH, ET AL FOR RECLASSIFICATION FROM R.O. & D.R. 3.5 TO B.L. NE/S WESTMINSTER TURNPIKE, 204' FROM NW/S WOLF STREET (Lot #1) 4TH DISTRICT

ORDER OF DISMISSAL

Petitions of Wanda K. Welsh, et al for reclassification from R.O. and D.R. 3.5 to B.L. on properties located on the northeast side of Westminster Turnpike, 136 feet and 204 feet from the northwest side of Wolf Street in the Fourth Election District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on September 23, 1986, and prior to the taking of any testimony, the Petitioner withdrew and dismissed, without prejudice, the petitions filed in the above entitled cases.

THEREFORE, IT IS HEREBY ORDERED this 30th day of September, 1986, that said petitions be and the same are DISMISSED, without prejudice.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

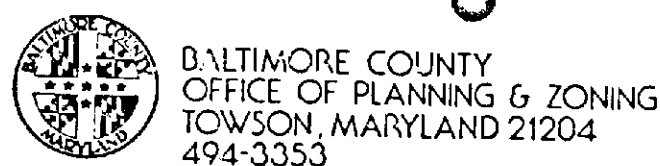
James E. Bucheister, Jr.  
James E. Bucheister, Jr.

Keith Z. Franz  
Keith Z. Franz

MEMBER: The Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • A.C.S.M. • C.C.A.E.

APR 14 1987





ARNOLD JABLON  
ZONING COMMISSIONER  
September 18, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Ms. Wanda K. Welsh  
Mr. Gerald J. Lehman  
Mr. John D. Lauer, Sr.  
19701 Gunpowder Road  
Millers, Maryland 21107

RE: PETITIONS FOR ZONING RECLASSIFICATION  
NE/S of Westminster Turnpike, 136' from the NW/S of Wolf St.  
NE/S of Westminster Turnpike, 204' from NW/S of Wolf St.  
4th Election District  
Wanda K. Welsh, et al - Petitioners  
Case Nos. R-87-92 and R-87-93 (Cycle III, Item Nos. 5 and 6)

Ms. Welsh and Gentlemen:

This is to advise you that \$522.02 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON  
Zoning Commissioner

AJ:med

cc: Board of Appeals for Baltimore County

9/23/86

Kathi

Here is Advertising & Posting  
Receipt Please Case Nos. R-87-92  
and R-87-93

Betty duBois  
Zoning

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	
DATE: 9/23/86	ACCOUNT: R-01-615-000
SIGNATURE: [Signature]	
AMOUNT: \$ 823.02	
FROM: Ms. W. K. Welsh, 19701 Gunpowder Rd., Millers, Md. 21107	
RECEIVED FROM: [Signature]	
FOR: ADVERTISING & POSTING COSTS RE CASE NOS. R-87-92 (\$411.51) and R-87-93 (\$411.51)	
FOR: [Signature]	
VALIDATION OR SIGNATURE OF CASHIER	

RECEIVED  
COUNTY BOARD OF APPEALS  
R-87-92 P. 2-25

Ms. Wanda K. Welsh  
Mr. Gerald J. Lehman  
Mr. John D. Lauer, Sr.  
19701 Gunpowder Road  
Millers, Maryland 21107

August 19, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION  
NE/S of Westminster Turnpike, 136' from the NW/S of  
Wolf St.  
4th Election District  
Wanda K. Welsh, et al - Petitioners  
Case No. R-87-92 (Cycle III, Item No. 5)

TIME: 10:00 a.m.

DATE: Tuesday, September 23, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. R-8387

T. Hackett  
Hackett, Chairman  
d of Appeals

DATE: 9/14/86

AMOUNT: \$ 100.00

RECEIVED FROM: Wanda K. Welsh

FOR: PETITION FOR RECLASSIFICATION

VALIDATION OR SIGNATURE OF CASHIER

ZONING OFFICE FOR ADVERTISING AND  
A WEEK BEFORE THE HEARING. THIS  
ZONING OFFICE ON THE DAY OF THE

DATE: FEBRUARY 17, 1986

TO: ZONING COMMISSIONER OF BALTIMORE COUNTY

FROM: WANDA K. WELSH (OWNER/APPLICANT)

RE: JACOB W. WOLF'S SUBDIVISION  
(LOTS 1 AND 2)

#### EXPLANATION TO ACCOMPANY PETITIONS FOR ZONING RECLASSIFICATIONS

REASON: CHANGE OF AREA

This section of Westminster Road (also known as Route 140) has been the major highway from Westminster to Reisterstown and will upon completion and opening of the Northwest Expressway become a major access to this highway which will have its northern most terminus at Westminster Road.

Many formerly single family dwellings located along this road have been razed for construction of the new highway and related utilities installation. Others are being renovated for commercial uses. This neighborhood change has been taking place for less than one year and will probably continue over the next two to five years.

Population in the area as a result of the improved transportation system is expected to increase substantially. The site is served by public water facilities at present and is in an S-3 sewer zone.

The neighborhood is in a state of flux and has already experienced a change in the use of nearby properties.

In view of the changes in this area, we feel EL zoning would be appropriate to allow for multiplicity of use in serving the growing population and utilizing the site to its potential

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 19, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Road's Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Bureau of Education  
Zoning Administration  
Industrial Development

Ms. Wanda K. Welsh  
19701 Gunpowder Road  
Millers, Maryland 21107

RE: Item No. 5 - Cycle No. III  
Petitioner: Wanda K. Welsh, et al  
Reclassification Petition

Dear Ms. Welsh:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before N/A, 1986. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page Two  
Item No. 5, Cycle III  
September 19, 1986

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:kbb (MS018)

Enclosures

cc: Hicks Engineering Co., Inc.  
232 Cockeysville Road, Suite B  
Hunt Valley, Maryland 21030

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204 2566  
494-4500

PAUL H. REINCKE  
CHIEF

May 13, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: William Hackett  
Chairman, County Board of Appeals

RE: Property Owner: Wanda K. Welsh, et al

Location: NE/S Westminster Turnpike, 136' from NW/S

Item No.: 5 Zoning Agenda: Cycle III  
4/86 - 10/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature]  
Planning Group  
Special Inspection Division

/mb



Maryland Department of Transportation

State Highway Administration

William K. Hekman  
Secretary  
Hal Russell  
Administrator

February 7, 1986

Mr. J. Markle, Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
Additional Comments  
to CRG Meeting of 2/5/86  
"Wolf Subdivision"  
Lots #1 and #2  
E/S Westminster Pike  
Route 140  
204' West of Wolf Ave.

Dear Mr. Markle:

On review of the revised submittal of 1-31-86 showing additional paving and State Highway Administration curb and gutter offset 31' from the centerline of Westminster Pike (Route 140) the State Highway Administration finds the revision generally acceptable.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogile  
Hicks Engineering Co., Inc.

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech  
363-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free  
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203 - 0717





Maryland Department of Transportation  
State Highway Administration

William K. Ha'wano  
Secretary  
Hal Kassoff  
Administrator

January 24, 1986

Mr. J. Markle-Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
CRG Meeting of 2/5/86  
"Wolf Subdivision"  
Lots # 1 and # 2,  
E/S Westminster Pike  
Route 140  
204' west of Wolf Ave.

Dear Mr. Markle:

On review of the submittal of 1/10/86, and field inspection, the State Highway Administration finds the concept for in-common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' Right-of-Way (40' x section) for Westminster Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' N/W of Wolf Avenue.

It is requested that all Baltimore County permits be held until the plan is revised and S.H.A. Permit applied for with the posting of a \$15,000.00 bond or Letter of Credit to guarantee construction.

Very truly yours,

Charles Lee, Chief  
Bureau of Engr. Access Permits

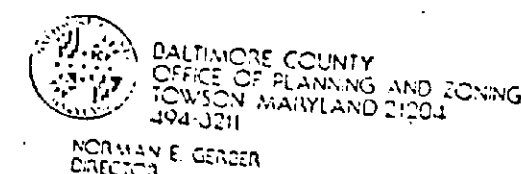
by: George Wittman

CL-GW:es

cc: J. Ogle

enclosure

My telephone number is 301-659-1350  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

APRIL 22, 1986

Re: Zoning Advisory Meeting of Cycle III - Recl. 005  
Item # 5 - Cycle III  
Property Owner: Wanda K. Welsh, et al  
Location: NE/S Westminster Pike, 136' from NW/S Wolf St.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment, at this time.
- ☒ A County Review Group Meeting is required.
- ☒ This site is a part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited.
- ☒ Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The proposed Development Plan was approved by the Planning Board.
- ☒ The property is located in a deficient service area as defined by the County Use Certificate has been issued. The deficient service is located in a TRAFFIC AREA CONTROLLED BY A LEVEL INTERSECT.
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by S-11 175-79, and its conditions change are re-evaluated annually by the County Council.
- ☒ IF SUBJECT PROPERTY IS REZONED ANY FUTURE DEVELOPMENT OF THE SITE MUST MEET THE REGULATIONS OF BILL 56-86 - TIME DEVELOPMENT

cc: James Howell

Eugene A. Bober  
Chief, Current Planning and Development

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

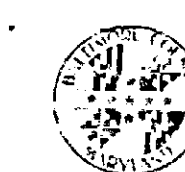
William F. Hackett - Chairman  
Appeals Board  
Charles E. "Ted" Burnham  
FROM: Plans Review Chief, Department of Permits & Licenses  
Date: June 24, 1986

SUBJECT: April - October 1986 - Zoning Classification - Cycle III

Item #5 Property Owner: Wanda K. Welsh, et al  
Contract Purchaser:  
Location: NE/S Westminster Turnpike, 136' from NW/S Wolf Street  
Existing Zoning: R.O. and D.R. 3.5  
Proposed Zoning: B.L.  
Acres: 0.45 Acres  
District: 4th Election District

Should there be existing structures, it is possible a change of use along with an alteration permit to upgrade the structure(s) to the proposed new use would be required before occupancy. New structures would require a new building permit. No further comment at this time.

CEB/vw



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

May 19, 1986

Mr. William Hackett, Chairman  
Board of Appeals  
Office of Law, Courthouse  
Towson, Maryland 21204

Cycle III April 1986  
Item No. 5  
Property Owner: Wanda K. Welsh, et al  
Location: NE/S Westminster Turnpike, 136' from NW/S Wolf St.  
Existing Zoning: R.O. and D.R. 3.5  
Proposed Zoning: B.L.  
Acres: 0.45 acres  
District: 4th Election District

Dear Mr. Hackett:

The present zoning for this site can be expected to generate approximately 150 trips per day, and the requested B.L. zone can be expected to generate approximately 225 trips per day.

All accesses will be subject to the State Highway Administration's approval.

Very truly yours,

Michael S. Flanagan  
Traffic Engineer Associate II

NSP:lt



Maryland Department of Transportation  
State Highway Administration

William K. Ha'wano  
Secretary  
Hal Kassoff  
Administrator

May 6, 1986

Mr. William Hackett  
Chairman  
Board of Appeals  
County Office Building  
Towson, Maryland 21204

ATT: James Dyer

Re: Baltimore County  
Item # 5  
Property Owner: Wanda K. Welsh, et al  
Location: NE/S Westminster Turnpike, (Route 140)  
136' from NW/S Wolf St.  
Existing Zoning: R.O. and D.R. 3.5  
Proposed Zoning: B.L.  
Acres: 0.45  
District 4th

Dear Mr. Dyer:

On review of the submittal and review of our files on the "Wolf Subdivision" the S.H.A. Bureau of Engineering Access Permits is forwarding our (S.H.A.) comment of 1/24/86 and 2/7/86 presented to the Baltimore County CRG.

Very truly yours,

Charles Lee, Chief  
Bureau of engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

attachment

My telephone number is 301-659-1350  
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383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

## CERTIFICATE OF PUBLICATION

TOWSON, MD, September 4, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md, appearing on September 4, 1986.

THE JEFFERSONIAN,

Susan Sander Shultz

Publisher

Cost of Advertising

33.00

## LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Md, Sept. 4, 1986

### PETITION FOR RECLASSIFICATION CASE NO. R-87-92

LOCATION: Northeast Side of Westminster Turnpike, 136 feet from the Northwest Side of Wolf Street  
PUBLIC HEARING: Tuesday, September 23, 1986, at 10:00 a.m.  
The County Board of Appeals, by authority of the Baltimore County Charter, will hold a public hearing to reclassify the property from an R.O. and D.R. 3.5 Zone to a B.L. Zone. All that parcel of land in the 4th Election District of Baltimore County, Maryland, being known and designated as Lot 2 of "Jacob W. Wolf's Subdivision," recorded among the Land Records of Baltimore County, Maryland in Liber W.P.C. 338 folio 556 and described as follows:  
Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 136.00 feet from the northwest side of Wolf Street and running thence for the corners of Lot 2:  
1) N 49° 42' 00" W 68.0 feet, thence  
2) N 47° 42' 00" E 264.00 feet, thence  
3) S 41° 02' 00" E 67.5 feet, thence  
4) S 41° 43' 00" W 255.5 feet, thence to the place of beginning  
Containing 0.45 Acres of land more or less.  
Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1986 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.G. 4605 folio 082 etc.  
Being the property of Wanda K. Welsh, et al, as shown on the plat plan filed with the Zoning Department.

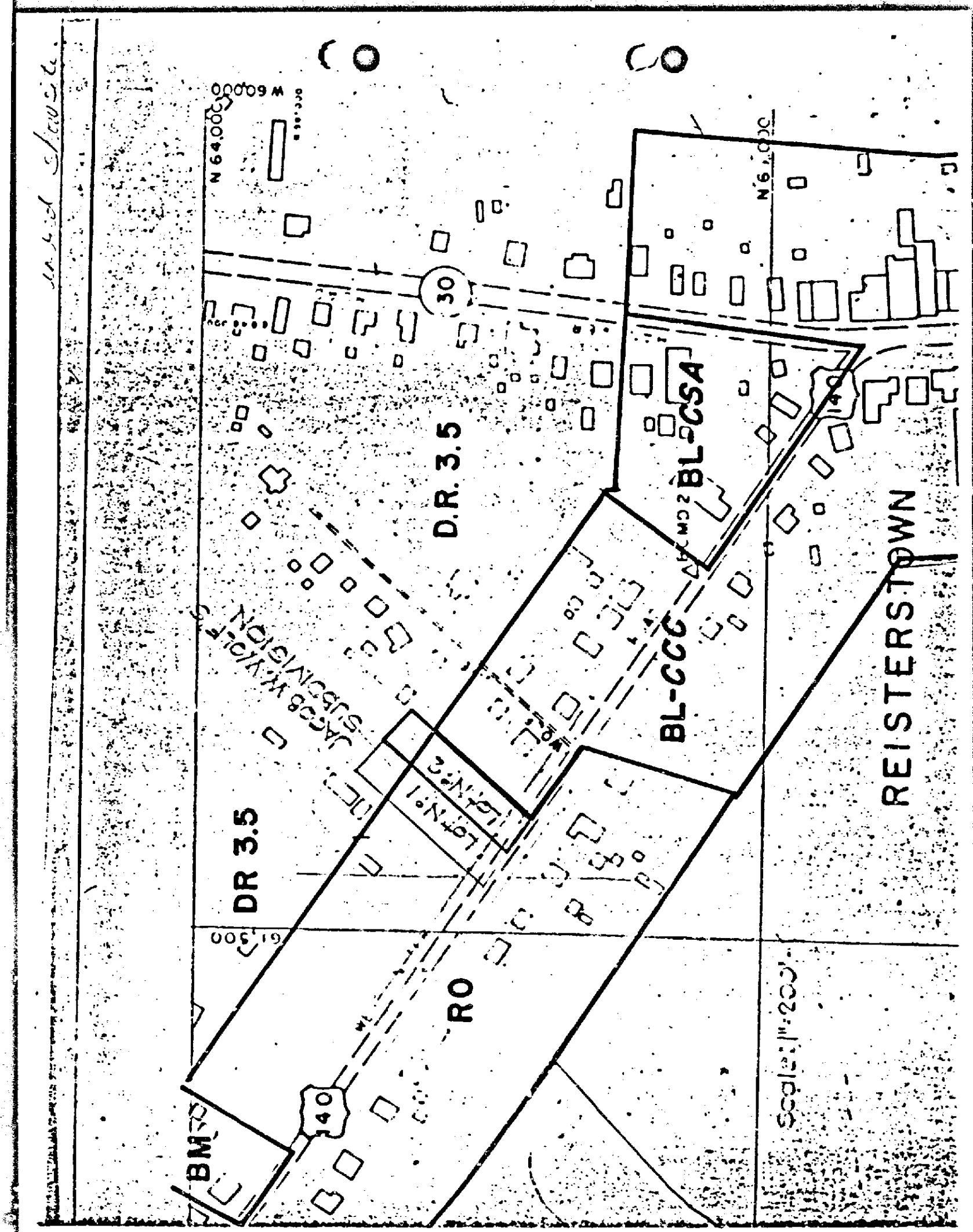
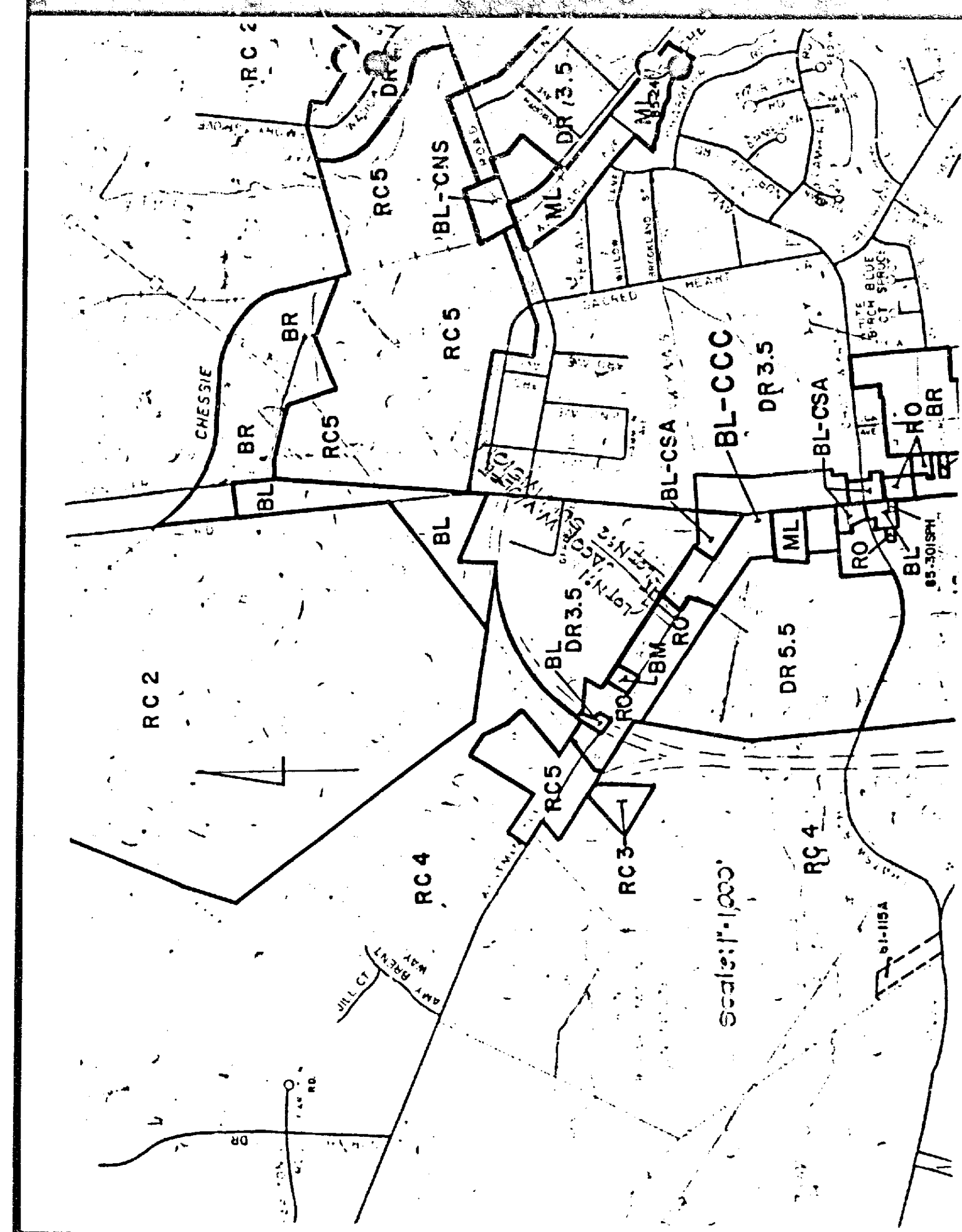
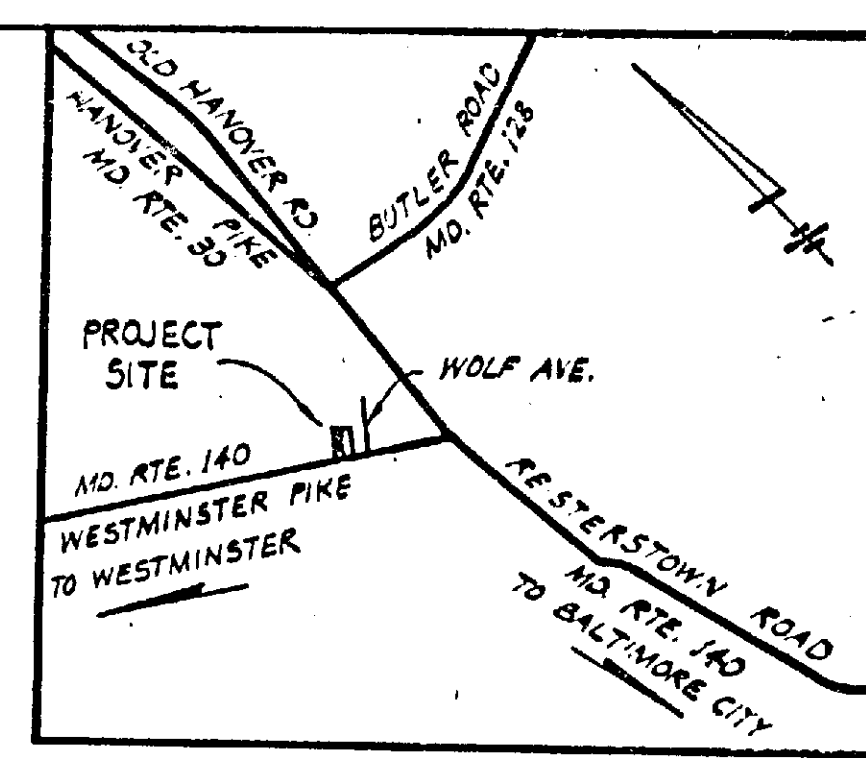
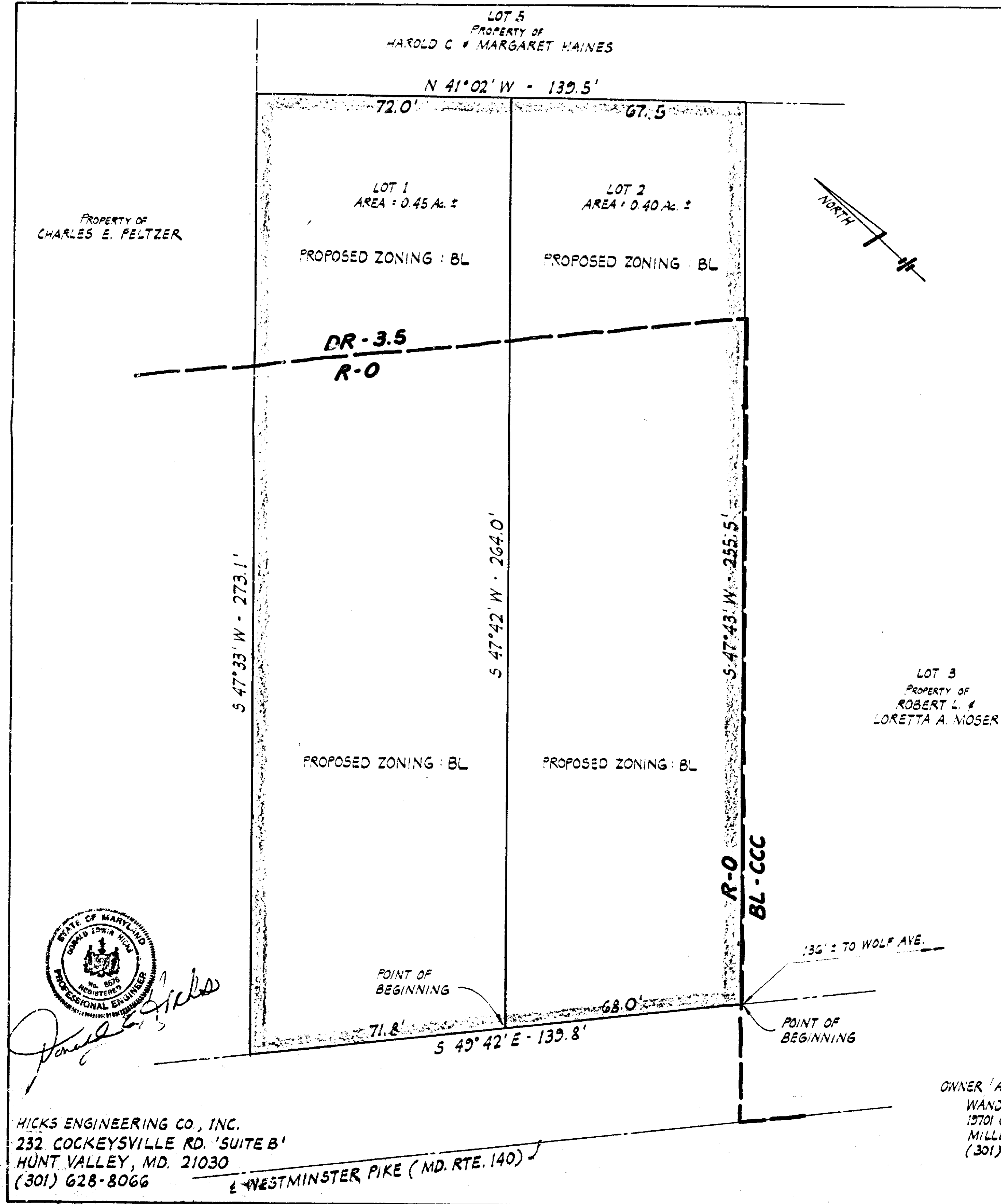
BY ORDER OF  
WILLIAM F. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS  
BALTIMORE COUNTY

annexed. Re: R-87-92 P.O. #80265  
1986-09-04

a daily newspaper published in Baltimore County, Maryland, weekly newspaper published in Baltimore County, Maryland, weekly newspaper published in Baltimore County, Maryland, PERS OF MARYLAND, INC.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th  
Posted for: Reclassification  
Petitioner: Wanda K. Welsh, et al  
Location of property: NE/S of Westminster Turnpike, 136' from the NW/S of Wolf St.  
Location of Sign: NE/S of Westminster Turnpike in front of Lot 2  
Remarks: [Signature]  
Posted by: [Signature]  
Number of Signs: 1  
Date of return: September 15, 1986



PLAT TO ACCOMPANY PETITION  
FOR RE-ZONING CLASSIFICATION

**LOTS 1 AND 2 OF  
JACOB W. WOLF'S SUBDIVISION**

ELECTION DISTRICT 14  
COUNCILMANIC DISTRICT 3  
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'



PETITION FOR ZONING RE-CLASSIFICATION  
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law

of Baltimore County, from an R.O. and D.R. 3.5 zone to an B.L. zone, for the reasons given in the attached statement; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property,

for N/A

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

N/A

LOT 2 JACOB W. WOLF'S SUBDIVISION

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Legal Owner(s):  
(Type or Print Name) Wanda K. Welsh, Gerald J. Lehman  
Signature Signature  
Address John D. Lauer, Sr., P.A. Lauer  
City and State  
Attorney for Petitioner: 19701 Gunpowder Road 239-3854  
(Type or Print Name) Address Phone No.  
Signature Millers, Maryland 21107  
City and State  
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
City and State Wanda K. Welsh  
Attorney's Telephone No.: 19701 Gunpowder Road  
Millers, Maryland 21107 239-3854  
Address Phone No.

PABC-Form 1

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Signature Signature  
Address John D. Lauer, Sr., P.A. Lauer  
City and State  
Attorney for Petitioner: 19701 Gunpowder Road 239-3854  
(Type or Print Name) Address Phone No.  
Signature Millers, Maryland 21107  
City and State  
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
City and State Wanda K. Welsh  
Attorney's Telephone No.: 19701 Gunpowder Road  
Millers, Maryland 21107 239-3854  
Address Phone No.

PABC-Form 1

WANDA K. WELSH, ET AL

PR-87-92  
Item #5, Cycle III, 1986

NE/S Westminster Turnpike, 136'  
from NW/S Wolf Street  
(Lot #2, Jacob W. Wolf's subdivision)

4th District  
0.45 acres

R.O. and D.R. 3.5 to B.L.

Feb. 18, 1986 Petition filed

Wanda K. Welsh, et al  
19701 Gunpowder Road  
Millers, MD 21107

Petitioners

James Earl Kraft  
Baltimore County Board of Education  
412 Alibon Road (21204)  
740 YORK  
Phyllis Cole Friedman

People's Counsel

Norman E. Gerber  
James G. Howell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer



County Board of Appeals of Baltimore County

Room 200 Court House

Towson, Maryland 21204

(301) 494-3180

September 30, 1986

Wanda K. Welsh, et al  
19701 Gunpowder Road  
Millers, MD 21107

Re: Case No. R-87-92 and  
Case No. R-87-93  
Wanda K. Welsh, et al

Dear Ms. Welsh:

Enclosed herewith is a copy of the Order of Dismissal of petitions passed today by the County Board of Appeals in the above entitled cases.

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: James Earl Kraft  
Phyllis Cole Friedman  
Norman E. Gerber  
James G. Howell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer

PETITION FOR RECLASSIFICATION

CASE NO. R-87-92

LOCATION: Northeast Side of Westminster Turnpike, 136 feet from the Northwest Side of Wolf Street

PUBLIC HEARING: Tuesday, September 23, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

To reclassify the property from an R.O. and D.R. 3.5 Zone to a B.L. Zone

All that parcel of land in the 4th Election District of Baltimore County Being known and designated as Lot 2 of "Jacob W. Wolf's Subdivision," recorded among the Land Records of Baltimore County Maryland in Liber W.P.C.

338 folio 556 and described as follows:

Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 136.00 feet from the northwest side of Wolf Street and running thence for the outlines of Lot 2.

- 1.) N 49° 42' 00" W 68.0 feet, thence
- 2.) N 47° 42' 00" E 24.0 feet, thence
- 3.) S 41° 02' 00" E 67.5 feet, thence
- 4.) S 47° 43' 00" W 255.5 feet, thence to the place of beginning

Containing 0.45 Acres of land more or less.

Being part of that land which was conveyed by Mattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.G. 4605 folio 082 etc.

Being the property of Wanda K. Welsh, et al as shown on the plat plan filed with the Zoning Department.

BY ORDER OF  
WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS  
BALTIMORE COUNTY

- 2 -

IN THE MATTER OF THE APPLICATION OF WANDA K. WELSH, ET AL FOR RECLASSIFICATION FROM R.O. & D.R. 3.5 TO B.L. NE/S WESTMINSTER TURNPIKE, 136' FROM NW/S WOLF STREET (Lot #2) 4th DISTRICT and IN THE MATTER OF THE APPLICATION OF WANDA K. WELSH, ET AL FOR RECLASSIFICATION FROM R.O. & D.R. 3.5 TO B.L. NE/S WESTMINSTER TURNPIKE, 204' FROM NW/S WOLF STREET (Lot #1) 4TH DISTRICT

ORDER OF DISMISSAL

Petitions of Wanda K. Welsh, et al for reclassification from R.O. and D.R. 3.5 to B.L. on properties located on the northeast side of Westminster Turnpike, 136 feet and 204 feet from the northwest side of Wolf Street in the Fourth Election District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on September 23, 1986, and prior to the taking of any testimony, the Petitioner withdrew and dismissed, without prejudice, the petitions filed in the above entitled cases.

THEREFORE, IT IS HEREBY ORDERED this 30th day of September, 1986, that said petitions be and the same are DISMISSED, without prejudice.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

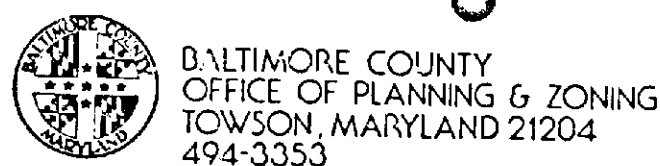
James E. Bucheister, Jr.  
James E. Bucheister, Jr.

Keith Z. Franz  
Keith Z. Franz

MEMBER: The Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • A.C.S.M. • C.C.A.E.

APR 14 1987





ARNOLD JABLON  
ZONING COMMISSIONER  
September 18, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Ms. Wanda K. Welsh  
Mr. Gerald J. Lehman  
Mr. John D. Lauer, Sr.  
19701 Gunpowder Road  
Millers, Maryland 21107

RE: PETITIONS FOR ZONING RECLASSIFICATION  
NE/S of Westminster Turnpike, 136' from the NW/S of Wolf St.  
NE/S of Westminster Turnpike, 204' from NW/S of Wolf St.  
4th Election District  
Wanda K. Welsh, et al - Petitioners  
Case Nos. R-87-92 and R-87-93 (Cycle III, Item Nos. 5 and 6)

Ms. Welsh and Gentlemen:

This is to advise you that \$522.02 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON  
Zoning Commissioner

AJ:med

cc: Board of Appeals for Baltimore County

9/23/86

Kathi

Here is Advertising & Posting  
Receipt Please Case Nos. R-87-92  
and R-87-93

Betty duBois  
Zoning

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	
DATE: 9/23/86	ACCOUNT: R-01-615-000
SIGNATURE: [Signature]	
AMOUNT: \$ 823.02	
FROM: Ms. W. K. Welsh, 19701 Gunpowder Rd., Millers, Md. 21107	
RECEIVED FROM: [Signature]	
FOR: ADVERTISING & POSTING COSTS RE CASE NOS. R-87-92 (\$411.51) and R-87-93 (\$411.51)	
FOR: [Signature]	
VALIDATION OR SIGNATURE OF CASHIER	

RECEIVED  
COUNTY BOARD OF APPEALS  
R-87-92 P. 2-25

Ms. Wanda K. Welsh  
Mr. Gerald J. Lehman  
Mr. John D. Lauer, Sr.  
19701 Gunpowder Road  
Millers, Maryland 21107

August 19, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION  
NE/S of Westminster Turnpike, 136' from the NW/S of  
Wolf St.  
4th Election District  
Wanda K. Welsh, et al - Petitioners  
Case No. R-87-92 (Cycle III, Item No. 5)

TIME: 10:00 a.m.

DATE: Tuesday, September 23, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. R-8387

T. Hackett  
Hackett, Chairman  
d of Appeals

DATE: 9/23/86

AMOUNT: \$ 100.00

RECEIVED FROM: Wanda K. Welsh

FOR: PETITION FOR RECLASSIFICATION

VALIDATION OR SIGNATURE OF CASHIER

ZONING OFFICE FOR ADVERTISING AND  
A WEEK BEFORE THE HEARING. THIS  
ZONING OFFICE ON THE DAY OF THE

DATE: FEBRUARY 17, 1986

TO: ZONING COMMISSIONER OF BALTIMORE COUNTY

FROM: WANDA K. WELSH (OWNER/APPLICANT)

RE: JACOB W. WOLF'S SUBDIVISION  
(LOTS 1 AND 2)

#### EXPLANATION TO ACCOMPANY PETITIONS FOR ZONING RECLASSIFICATIONS

REASON: CHANGE OF AREA

This section of Westminster Road (also known as Route 140) has been the major highway from Westminster to Reisterstown and will upon completion and opening of the Northwest Expressway become a major access to this highway which will have its northern most terminus at Westminster Road.

Many formerly single family dwellings located along this road have been razed for construction of the new highway and related utilities installation. Others are being renovated for commercial uses. This neighborhood change has been taking place for less than one year and will probably continue over the next two to five years.

Population in the area as a result of the improved transportation system is expected to increase substantially. The site is served by public water facilities at present and is in an S-3 sewer zone.

The neighborhood is in a state of flux and has already experienced a change in the use of nearby properties.

In view of the changes in this area, we feel EL zoning would be appropriate to allow for multiplicity of use in serving the growing population and utilizing the site to its potential

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 19, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Road's Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Bureau of Education  
Zoning Administration  
Industrial Development

Ms. Wanda K. Welsh  
19701 Gunpowder Road  
Millers, Maryland 21107

RE: Item No. 5 - Cycle No. III  
Petitioner: Wanda K. Welsh, et al  
Reclassification Petition

Dear Ms. Welsh:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before N/A, 1986. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page Two  
Item No. 5, Cycle III  
September 19, 1986

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:kbb (MS018)

Enclosures

cc: Hicks Engineering Co., Inc.  
232 Cockeysville Road, Suite B  
Hunt Valley, Maryland 21030

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204 2566  
494-4500

PAUL H. REINCKE  
CHIEF

May 13, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: William Hackett  
Chairman, County Board of Appeals

RE: Property Owner: Wanda K. Welsh, et al

Location: NE/S Westminster Turnpike, 136' from NW/S

Item No.: 5 Zoning Agenda: Cycle III 4/86 - 10/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature]  
Noted and Approved  
Planning Group  
Special Inspection Division

/mb



Maryland Department of Transportation

State Highway Administration

William K. Hekman  
Secretary  
Hal Russell  
Administrator

February 7, 1986

Mr. J. Markle, Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
Additional Comments  
to CRG Meeting of 2/5/86  
"Wolf Subdivision"  
Lots #1 and #2  
E/S Westminster Pike  
Route 140  
204' West of Wolf Ave.

Dear Mr. Markle:

On review of the revised submittal of 1-31-86 showing additional paving and State Highway Administration curb and gutter offset 31' from the centerline of Westminster Pike (Route 140) the State Highway Administration finds the revision generally acceptable.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogile  
Hicks Engineering Co., Inc.

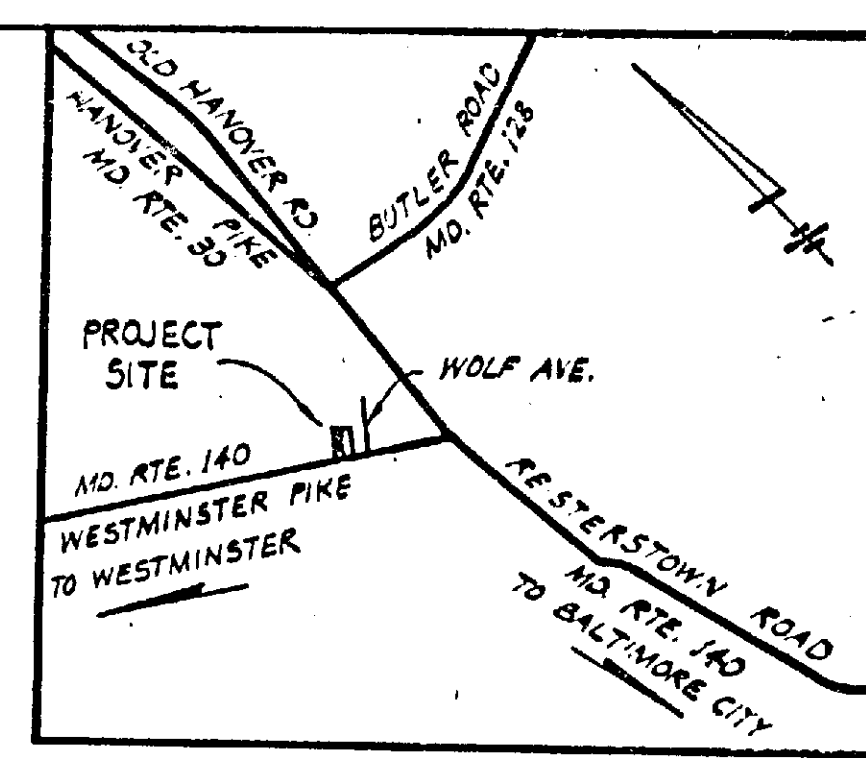
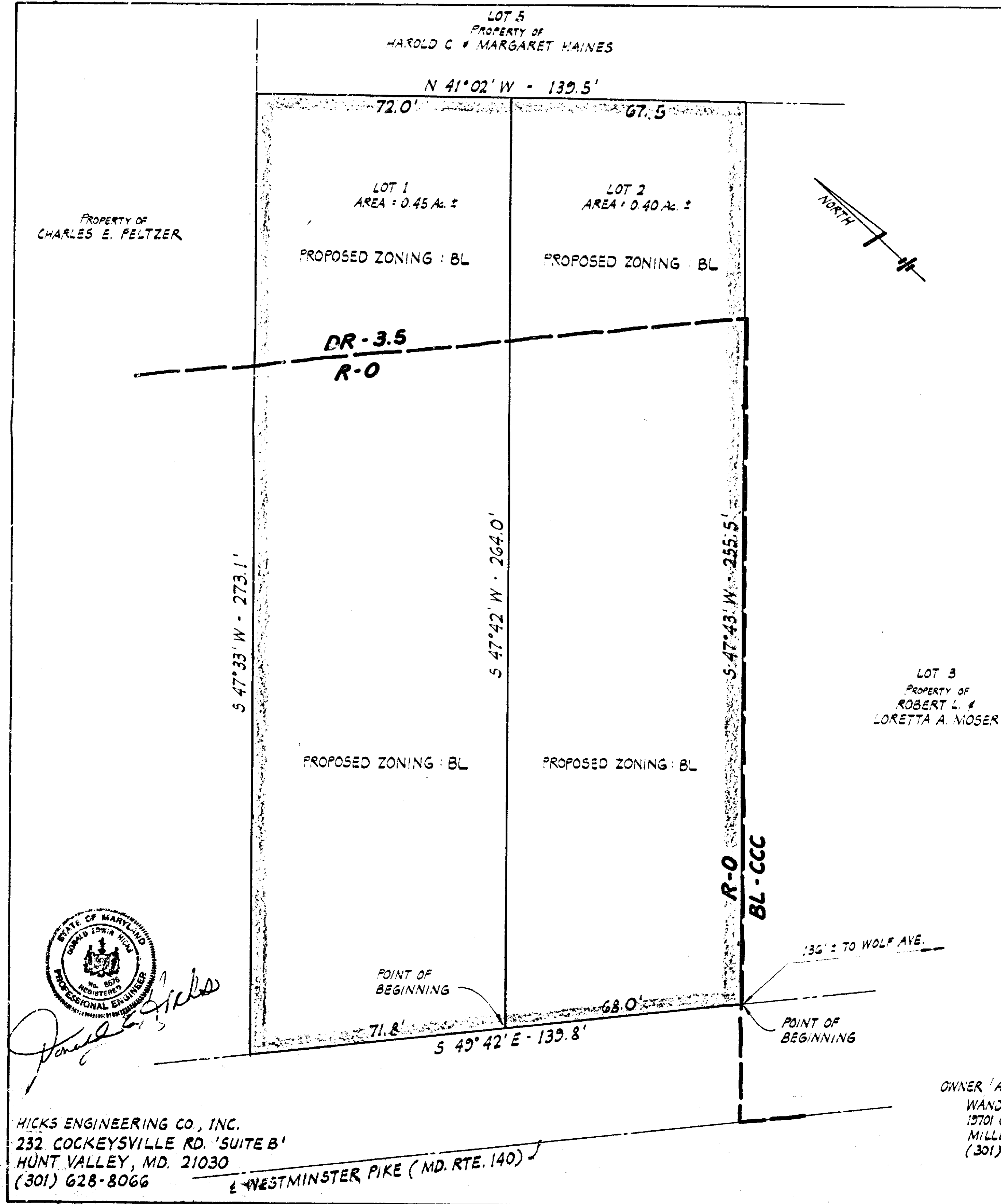
My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech  
363-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free  
P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203 - 0717

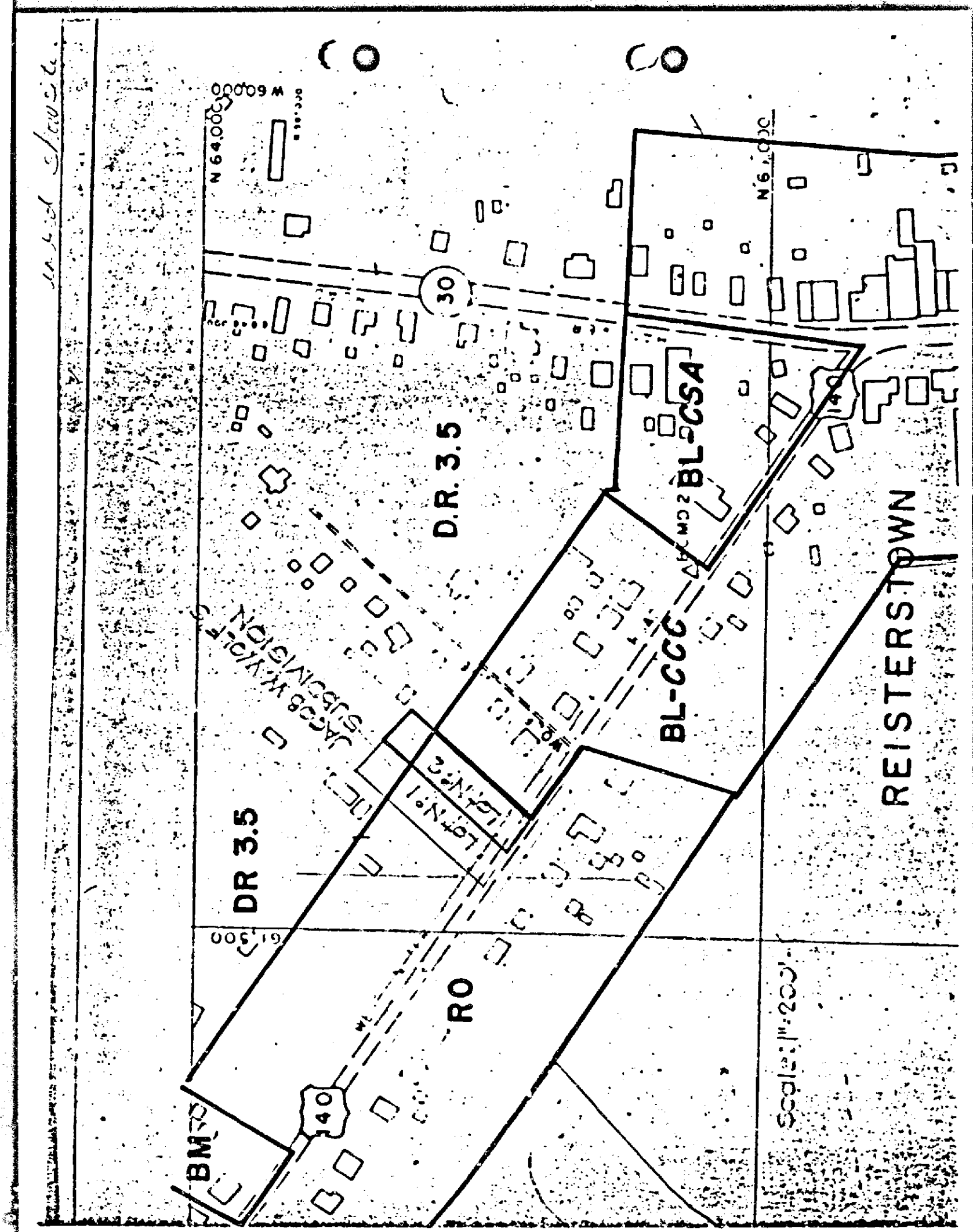
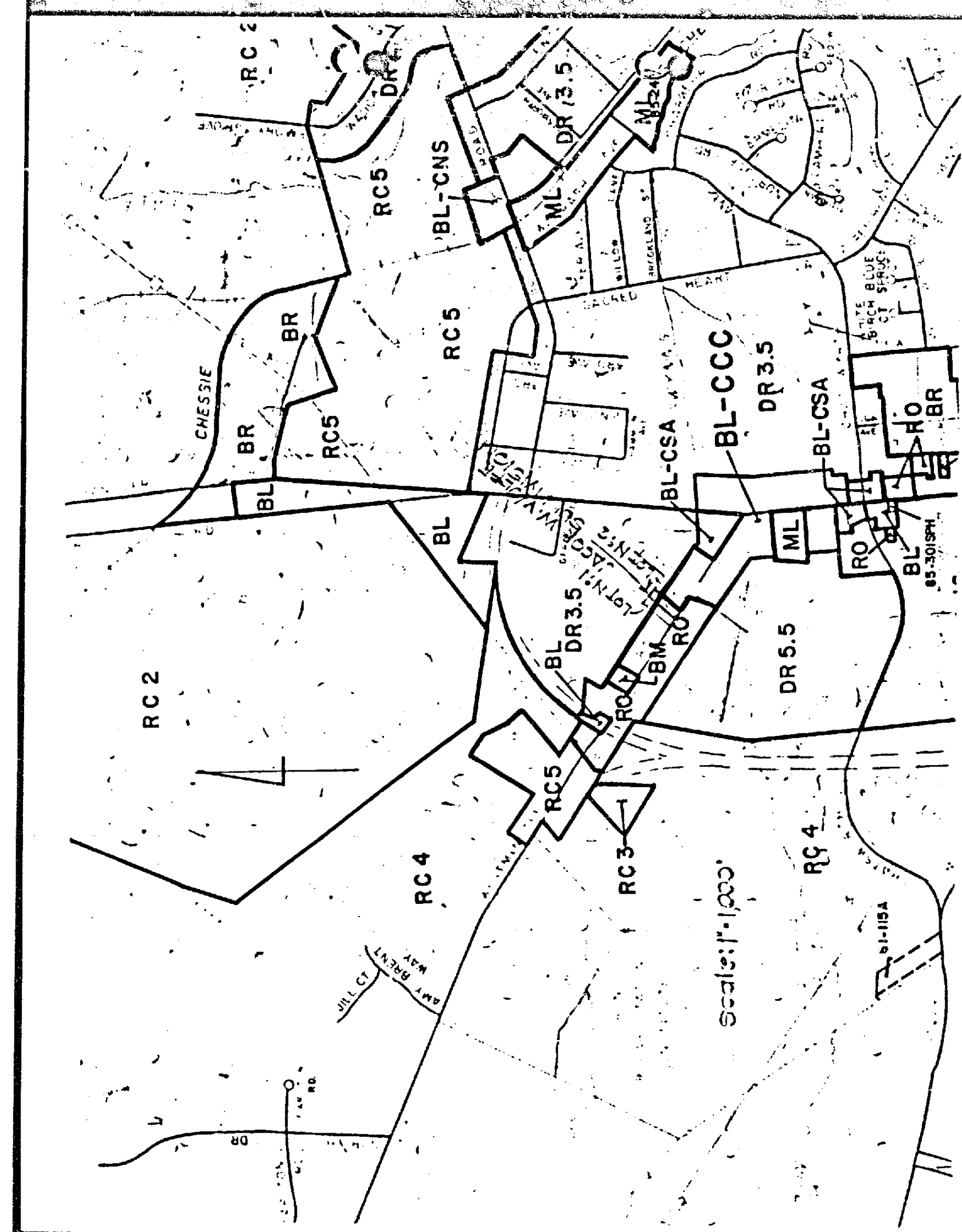
APR 14 1987







VICINITY MAP



PLAT TO ACCOMPANY PETITION  
FOR RE-ZONING CLASSIFICATION

**LOTS 1 AND 2 OF  
JACOB W. WOLF'S SUBDIVISION**

ELECTION DISTRICT 14  
COUNCILMANIC DISTRICT 3  
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'